

Mark  
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Date



**May 2**

MICHIGAN SOCIETY OF PLANNING  
**Advanced Zoning Board of Appeals**  
Lansing - Sheraton  
734.913.2000

**May 4**

MICHIGAN SOCIETY OF PLANNING  
**Legislative Assembly**  
**Lansing - Radisson Downtown**  
734.913.2000

**May 5**

MICHIGAN SOCIETY OF PLANNING  
**Spring Institute**  
East Lansing - Kellogg Center  
734.913.2000

**May 10**

MACOMB COUNTY SBTDC  
**Business Basics Seminar**  
Mt. Clemens - 1 S. Main St., 9th flr.  
586.469.5118

**May 18**

DEPT. OF PLANNING & ECONOMIC  
DEVELOPMENT  
**GIS Users Group Meeting**  
Mt. Clemens - 1 S. Main St.  
586.469.5285

**May 18**

MACOMB COUNTY SBTDC/MWBC  
**Women Business Enterprise  
Certification**  
Mt. Clemens - 1 S. Main St., 8th flr.  
734.677.1400

**May 18**

MICHIGAN MUNICIPAL LEAGUE  
**Traditional Neighborhood Workshops**  
Lansing - Holiday Inn South  
800.653.2483

Nancy M. White  
Chair

Joan Flynn  
Vice-Chair

Leonard Haggerty  
Sergeant-at-Arms

Andrey Duzyj  
Marvin E. Sauger  
Phillip A. DiMaria  
Jon M. Switalski  
Susan L. Doherty  
Sue Rocca  
Diana J. Kolakowski  
Robert Mijac  
Philis DeSaele  
Ed Szczepanski  
Peter J. Lund  
Don Brown  
Brian Brdak  
Keith Rengert  
William J. Revoir  
Bobby L. Hill  
Bob Gibson  
Paul Gielegem  
Betty M. Slinde  
William A. Crouchman  
Peggy A. Kennard  
Kathy D. Vosburg  
Nicholyn A. Brandenburg



MACOMB COUNTY  
DEVELOPMENT

DEPARTMENT OF PLANNING  
& ECONOMIC DEVELOPMENT

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**May 19**

MICHIGAN MUNICIPAL LEAGUE  
**Basic Planning & Zoning**  
Grayling - Holiday Inn  
800.653.2483

**May 19**

MICHIGAN SOCIETY OF PLANNING  
**Site Plan Review**  
Ann Arbor - Sheraton  
734.913.2000

**May 24**

MACOMB COUNTY SBTDC  
**Selecting Your Legal Structure**  
Mt. Clemens - 1 S. Main St., 9th flr.  
586.469.5118

**June 3**

MACOMB COUNTY SBTDC/SBA  
**Team SBA**  
Mt. Clemens - 1 S. Main St., 8th flr.  
586.469.5118

**June 17**

MICHIGAN MUNICIPAL LEAGUE  
**Searching for, Writing & Winning  
Grants**  
Traverse City - Park Place Hotel  
800.653.2483

**June 28**

MACOMB COUNTY SBTDC  
**Business Basics Seminar**  
Mt. Clemens - 1 S. Main St., 9th flr.  
586.469.5118

**June 21**

DEPT. OF PLANNING & ECONOMIC  
DEVELOPMENT  
**Planners' Exchange**  
Mt. Clemens - Clinton Friendship  
Cruise  
586.469.5285

**July 26**

MACOMB COUNTY SBTDC  
**Selecting Your Legal Structure**  
Mt. Clemens - 1 S. Main St., 9th flr.  
586.469.5118



## Staff News



The Geographic Information Systems and Graphic Services Area is pleased to welcome **Joseph Gilberg** to the position of GIS Data Specialist. Mr. Gilberg's background includes a B.S. in Geography/Earth Science and a M.S. in Geographic Information Sciences from Central Michigan University. In the past, he has been employed by the Isabella County Office of the Drain Commissioner and the CMU Research Corp. As GIS Data Specialist, Mr. Gilberg will be responsible for development and distribution of GIS related datasets, as well as custom applications and analysis solutions.

## Ask THE Planner

**Q: What is P.A. 116?**

**A:** P.A. 116 refers to the Farmland and Open Space Preservation Program that was established in Michigan in 1974. This program allows for farmland owners to enter into a temporary restrictive covenant with the state in which they agree not to develop their land. In exchange for the covenant, the landowner is exempt from various special assessments and may receive a tax credit.

**September 14-17**

MICHIGAN SOCIETY OF PLANNING  
**Annual Conference**  
Mackinac Island - Grand Hotel  
734.913.2000

PLEASE CALL TO REGISTER FOR CLASSES

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ECONOMIC  
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## Seven Model Ordinances Help Communities Preserve Their Sense of Place

Striking a balance between preservation and development is important to maintaining and improving the quality of life for Macomb County residents. Macomb County Department of Planning & Economic Development strives to assist our 27 communities in meeting this goal. In an effort to reach this goal, the Planning and Environmental Services Area has developed seven environmental ordinances that can be used by local communities. The ordinances are designed so that the community can choose to adopt or implement one, all, or portions of the ordinances.

The model environmental ordinances focus on seven areas that include: stormwater management, floodplain management, wetlands, resource overlay district, natural feature setback/buffering, native landscaping ordinance and guidelines, and woodlands/tree ordinances. Staff of the Macomb County Planning and Environmental Services Area developed these model ordinances with the assistance of the planning firm, Carlisle/Wortman Associates. The model ordinances were also reviewed by a group of professionals in the region that deal with these issues on a daily basis. The objective was to make them as user friendly as possible for local communities.

In addition, the Planning and Environmental Services Area, along with the GIS and Graphics Services Area has developed an overview document to the ordinances. The document has cut sheets that describe the main points of the

ordinances and real-world sample applications. Included in the packet is a CD that has GIS data on wetlands, natural features areas, and soil types that local communities will use as resources to develop the various ordinances.

In order to introduce the environmental ordinances to the communities the Department held a well-attended workshop on Tuesday, March 22, 2005 at the Macomb Intermediate School District

Center in Clinton Township. Elected officials and appropriate personnel were introduced to the seven model ordinances and information on how to implement these ordinances at the local level. The adoption of some parts or all of these ordinances will go a long way for local governments to meet the NPDES permit requirements. About 100 people attended the event and evaluations indicated that people were very pleased with the content and purpose of the workshop. The Department is looking to follow up this success with a workshop in the fall on Best Management Practices; which

will provide additional information for more developed areas.

Any community that wants to learn more about these ordinances or wishes assistance in the adoption of the ordinances can contact the Macomb County Department of Planning and Economic Development at 586.469.5285.

To receive a copy of this newsletter, please call 586.469.5285 and ask to be put onto our mailing list.

THE MACOMB COUNTY  
BOARD OF COMMISSIONERS



## New Macomb HOME Consortium Formed

The Cities of Roseville, Sterling Heights and the Charter Township of Clinton have agreed, in principle, to join the urban county of Macomb in what will be known as the Macomb HOME Consortium and will, as a result, receive HOME and American Dream Down-payment Initiative (ADDI) funding in their communities. It is estimated that, between 2006 and 2010, the Consortium will

receive roughly \$4,000,000 more than what otherwise would be available. Although arrangements are not yet final, staff must submit qualifying documentation to HUD by May 31, 2005. The Consortium is expected to become effective on July 1, 2006. Questions may be directed to Michael Rozny, Program Manager at 586.469.5285.

## Community Highlights: Sterling Heights

The City of Sterling Heights, located in southwest Macomb County, is the second largest city in the County and the fourth largest in the State. Exploding development from 1950 to 1970 led to the incorporation of the City in 1968. Since 1970, the population has increased over 100 percent to a current population in excess of 127,000. Today, Sterling Heights is known as a thriving city, proud of its reputation as one of the safest communities in the nation, its affordability and extensive and efficient public services.



The Upton House, located at Sterling Heights Municipal Complex, was built in 1867 and is listed on the National Register of Historic Places.

benefits from its close proximity to I-696, located directly to the South.

In 2005, the City of Sterling Heights updated the Master Land Use Plan. The plan provides a well thought out vision for the entire community. It encourages utilizing the principles of "smart growth," which involves the reinvestment in areas that have infrastructure available to support more compact development. Some highlights of the plan include: promoting compact and pedestrian friendly neighborhoods that are located close to a shopping center, park, or school; providing pedestrian linkages between uses; and encourage a balance of housing types and styles. The city also seeks to redevelop underutilized strip-shopping centers using new urbanist principles including; mixed-uses, development of streets that encourage pedestrian activity, on street parking, connections to adjacent neighborhoods, and gathering places.



Sterling Heights offers its residents many services including this beautiful library pictures above.

Development in this community is characterized by a well-balanced mixture of residential, commercial, recreation and industrial uses. The City has 826 acres of community parks, and is home to Freedom Hill County Park. Lakeside Center and the Hall Road area is one of the largest retail areas in the State of Michigan. Industrial activity is located primarily in the corridor formed by Mound and Van Dyke (M-53). Mound Road, Van Dyke, Schoenherr and M-53 provide excellent north-south connections through Sterling Heights, while Hall Road (M-59) and Metropolitan Parkway traverse the City providing connections east and west. The city also

To include your community in the highlights feature, please call 586.469.5285

## DaimlerChrysler Investing \$506 Million in Sterling Heights Plants

In the city of Sterling Heights, two of the community's landmark manufacturing operations are about to receive an economic shot-in-the-arm, as DaimlerChrysler has announced plans to invest a total of \$506 million in the Sterling Heights Assembly and Sterling Heights Stamping plants. The two plants, neighboring facilities on the east side of Van Dyke between Fifteen Mile and Sixteen Mile roads, have been selected by DaimlerChrysler to build the company's next generation of mid-size sedans. The vehicle models that are currently manufactured at the assembly plant, the Chrysler Sebring and the Dodge Stratus, are being phased-out in 2006.

The 2.8 million square foot Sterling Heights Assembly Plant, now 52 years old, will receive a \$278 million overhaul to its body shop, paint shop and assembly areas, including the replacement of more than 600 welding and material handling robots. The Sterling Stamping Plant is in line for \$228 million in improvements consisting of retooling and new robotics systems. While these projects will create no new jobs, they will effectively retain 2,500 and 2,600 jobs respectively, as well as help to assure that new work will continue to come to these plants for the life of the vehicle models.

As the world's third largest auto manufacturer, DaimlerChrysler has long been a fixture of Macomb County's business community. With more than 10,000 employees working at 10 facilities countywide, the company is Macomb's second largest employer and its single largest taxpayer, with a 2004 State Equalized Value of \$707,333,664. In the volatile environment of today's automobile industry, where the domestic automakers are suffering from declining market share and competition comes from all corners of the globe, this latest in a long history of local investments by DaimlerChrysler does much to reaffirm the company's commitment to Sterling Heights and Macomb County.

## Study Planned for Gratiot Avenue Corridor

Encouraged by several local communities, The Department of Planning and Economic Development has initiated the development of an overall planning study for the entire length of the Gratiot Avenue corridor extending throughout Macomb County.

Participating municipalities include Eastpointe, Roseville, Clinton Township, Mount Clemens, Chesterfield Township, New Haven, Lenox Township and Richmond. The group has been meeting since November 2004, and has made significant progress in determining common goals and needs that the proposed study will address.

The Department hopes to build on each community's existing plans and efforts to create a comprehensive strategy to address concerns along the entire corridor. The plan is expected to study land use, traffic issues, parking, signage, urban design, encourage pedestrian friendly development, explore potential development opportunities, and create an overall marketing plan for the corridor.

Currently, staff is working with several state agencies to obtain

## Macomb County Makes One HOMEowner Happy



Home Sweet Home for another satisfied client of the Macomb County HOME Program.

Ms. Chrystal Sansbury, a homeowner made homeless last June when her house was condemned, received a brand new home for Christmas, thanks to the County's HOME Program. Upon learning of her plight, Macomb County housing rehabilitation staff spearheaded a one-time project to demolish her old home, obtain temporary housing, and replace it with a new energy-efficient unit. The project involved donations of labor and

material from the community and area businesses, low-cost financing from Warren Bank, and even Christmas presents from Macomb County Planning and Economic Development staff. HOME Program staff also helped to arrange refinancing for two high interest loans. The neighbors couldn't be happier and Ms. Sansbury is overjoyed with her family's new home, a more secure future.

funding for the project. The Michigan Department of Transportation (MDOT) has already committed an estimated \$80,000 to complete an access management study. This proposed study will identify current conditions, and make recommendations regarding the

location, spacing, design, and operation of driveways, median openings, interchanges, and street connections to the roadway in an effort to improve the efficiency and flow of traffic.

## Spotlight on Business: Update

**Midwest Gear and Tool, Inc.** has just recently relocated to the city of Roseville where they are establishing a much-expanded operation at the former site of Regal Plastics, on Common Road. Midwest is a manufacturer of precision gears, specializing in the production of spiral bevel gears used principally in the defense and transportation industries. Along with the physical relocation and expansion of operations, the company is investing in new machinery and equipment to expand their production quality and capacity as well. Their investment of nearly \$1.8 million will help Midwest to retain the existing workforce of 18 employees and will allow them to create an addi-

tional six jobs over the next two years. To aid them in their growth, the City of Roseville has granted approval to the company to receive an Industrial Facilities Tax Exemption. With the acquisition of the latest technology, Midwest can increase its productivity, improve quality and expand its product lines, all of which are necessary to allow them to compete with the low labor-cost producers of Asia.

Also in Roseville, **Wolverine Plating Corporation** is now in the process of expanding their operations through the construction of a 33,000 square foot addition to the existing 30,000 square foot facility located on Groesbeck Highway. Wolverine, operating in the city since 1968, specializes in the electroplating of metal

components for the automotive, construction, and other various industries. In addition to the building expansion, the company will also be investing in the acquisition on new machinery and equipment as they put in place an additional coating line. Wolverine's combined investment in real and personal property totals approximately \$4.5 million and will help them to retain 39 existing jobs, and create five new jobs. As with Midwest Gear, Wolverine has sought and received from Roseville, assistance from the city in the form of an Industrial Facilities Tax Exemption.